

DESERT HILLS OF SCOTTDALE HOMEOWNERS ASSOCIATION

CC&R INFORMATION SHEET

One of the main purposes of a Homeowners Association is to set rules and standards that everyone is required to live by. This situation allows your neighborhood and fellow Homeowners to maintain your community's attractiveness which in turn may have a positive impact on increasing the value of your home.

Below is a summary of some of the points and issues covered in the Covenants, Conditions, and Restrictions (CC&R's) of your Homeowners Association. The CC&R's is one of the main documents that the Board of Directors utilizes to manage the Association. It describes the rules and expectations in which all Homeowners are obligated to follow. It also outlines the authority of the Board to enforce these rules.

This summary in no way covers all of the items in your CC&R's nor is it a legal document, but it is a sample of some of the issues covered in this very important document.

- Homeowners are required to obtain permission from the Architectural Committee **PRIOR TO** making any changes to the exterior appearance of your home or public yard (typically, a front yard or open side yard of a lot), including initial landscaping installation, major landscape changes, carriage lights on the garage, as well as concrete pads and sidewalks.
- Unless completed by the home builder as part of the owner's purchase contract for the lot, the public yard of a lot must be landscaped by the Homeowner within (90) days of closing.
- Trash containers are not allowed to be in view from your neighbor's property or on the curb except on days (or as outlined by association rules) when the city has trash pickup scheduled to occur. At all other times, trash containers are to be stored in the garage or behind the Homeowner's fence.
- No Ancillary Unit, meaning storage sheds, shacks, guest houses, barns, ramadas, cabanas, gazebos, covered patios, or any structures or items of any similar type may be constructed or maintained on a lot until all plans and specifications are submitted to and approved in writing by the Architectural Committee.
- Satellite Dishes are permitted, but only after receiving written approval from the Architectural Committee regarding the type and location of such devices.
- No parking of vehicles or trailers is permitted on side yards. Family vehicles are to be parked only in the garage or on a driveway. Family vehicles may be parked in any public or private street within the community only on a nonrecurring and temporary basis. No garage may be used for storage or any other use that restricts or prevents the garage from being used for parking of family vehicles.
- Portable basketball hoops, backboards, and other elevated sport structures may be erected, placed, or maintained in any Public Yard of a lot (including in front driveways) so long as the structure is portable, removable or on removable sleeves and so long as the structure is up only during actual use (and is otherwise stored so as to not be Visible from Neighboring Property). The above items may be erected, placed, and maintained in any Private Yard of any lot on a permanent basis only after approval by the Architectural Committee.

The above items are only short summaries of a few of the items covered in the Association's CC&R's. You are encouraged to review and read the Association's CC&R's to better understand what responsibilities each homeowner has and the role of the Association to enforce them.

If you have any questions on the Homeowners Association or its rules, please contact your Community Manager. Congratulations on becoming a Desert Hills of Scottsdale Homeowner!